

ORDINANCE NO. 279

Draft Date
12/17/2020

ZONING TEXT AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND THE SPRING LAKE TOWNSHIP ZONING ORDINANCE BY RESTATING SECTION 942 REGARDING THE REQUIREMENTS FOR SELF STORAGE FACILITIES; AND TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

THE TOWNSHIP OF SPRING LAKE, COUNTY OF OTTAWA, AND STATE OF MICHIGAN, ORDAINS:

Section 1. Self Storage Facilities. Section 942 of the Spring Lake Township Zoning Ordinance (the "Zoning Ordinance") shall be restated to state in its entirety as follows.

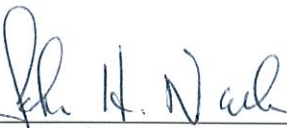
942 SELF STORAGE FACILITY

- A. The Lot Area of the proposed site shall be at least one (1) acre.
- B. Self Storage Facilities shall not be used for automotive repair; practice facilities for musical bands; living quarters for human habitation; the keeping of animal life; storage of hazardous materials; wood, metal or other working shops; business or hobby office and other business activities (except the office for the facility and storage of personal belongings).
- C. Storage units shall not have separate public sanitary sewer, public water or electrical services except for needed lighting purposes.
- D. Buildings shall be oriented perpendicular to the Street.
- E. The use shall be established and maintained in accordance with all applicable local, State and Federal laws.
- F. Outdoor storage may be considered in designated isolated areas as determined by the Planning Commission. Outdoor storage shall be limited to licensed and operable Vehicles, trailers, and Recreational Vehicles and are subject to the following:
 - 1. Outdoor storage areas shall be an accessory use to indoor storage. No more than an amount of the Lot Area equal to fifty (50) percent of the square footage of existing Buildings shall be dedicated to outdoor storage on the Lot.

2. Outdoor storage areas and associated Maneuvering Aisles shall be designed in an orderly fashion and clearly identified on the Site Plan.
 3. Outdoor storage areas are subject to inspection by the Township Zoning Administrator at any time to ensure that all vehicles, trailers, and Recreational Vehicles are licensed, operable, and that the Maneuvering Aisles are clear.
 4. Outdoor storage shall not be visible from areas zoned or planned for residential uses and Streets. Outdoor storage shall be flanked by attractive indoor storage buildings and/or landscaping and fencing that provides effective year around screening.
- G. All Parking Lots and Maneuvering Aisles shall be provided with a paved surface. All Maneuvering Aisles shall be a minimum of thirty (30) feet in width and have a minimum turning radius of twenty-eight (28) feet.
- H. Self Storage Facilities, including common areas and outdoor storage, shall be enclosed by a six (6) foot fence and access to common areas shall be provided through a security gate, unless the Planning Commission deems it unnecessary due to unique environmental conditions. Architectural elevation drawings of the fencing shall be submitted. The Planning Commission shall approve the fencing only if it finds the fencing adequately screens the Self Storage Facility, considering the location of the Self Storage Facility, its layout, and its surrounding neighborhood.
- I. All accesses to the Structures shall be illuminated by security lighting with a cut-off shield not to exceed ten (10) feet above grade. All lighting shall be dark sky compliant. Lighting intensity shall not cause a nuisance to adjacent property nor extend beyond any Lot line.
- J. Landscaping adjacent to any Street frontage and adjacent to any AG, RR, or Residential zoned property shall meet the landscaping requirements of Article 6. Additional or modified landscaping may be required as deemed necessary by the Planning Commission based upon its consideration of the Special Land Use standards in Section 902.
- K. One office for the Self Storage Facility may be provided.
- L. The elevations of Buildings that are visible from the Street frontage or any AG, RR, or Residential property are subject to review and shall, commensurate with the degree of their visibility, contain attractive Building materials and design features deemed to improve overall aesthetics.

Section 2. Effective Date. The foregoing amendment to the Spring Lake Township Zoning Ordinance was approved and adopted by the Township Board of Spring Lake Township, Ottawa

County, Michigan on December 14, 2020, after a public hearing as required pursuant to Michigan Act 110 of 2006, as amended. This Ordinance shall be effective on December 31, 2020, which date is eight days after publication of the Ordinance as is required by Section 401 of Act 110, as amended, provided that this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.



John H. Nash
Township Supervisor




H. Carolyn Boersma, MMC
Township Clerk

CERTIFICATE

I, H. Carolyn Boersma, the Clerk for the Township of Spring Lake, Ottawa County, Michigan, certify that the foregoing Spring Lake Township Zoning Text Amendment Ordinance was adopted at a regular meeting of the Township Board held on December 14, 2020. The following members of the Township Board were present at that meeting: John Nash, Carolyn Boersma, Jim Koster, Ernie Petrus, Catherine Pavick, Jerry Rabideau, Rachel Terpstra.

The following members of the Township Board were absent: None.

The Ordinance was adopted by the Township Board with members of the Board: Nash, Koster, Petrus, Rabideau and Terpstra voting in favor and members of the Board: Pavick and Boersma voting in opposition. The Ordinance or a summary of the Ordinance was published in the *Grand Haven Tribune* on December 23, 2020.



H. Carolyn Boersma, MMC
Spring Lake Township Clerk